

Key: 7597

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.270

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
LAMPARELLI KIM M TR & S/O LAMPARELLI KIM M. & JOHN N 111 PLEASANT STREET NORWELL, MA 02061				72-10-7-0				3 LINCOLN ST					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
LAMPARELLI KIM M. & JOHN				08/23/2023	A	1 (121496)							
LAMPARELLI KIM M TR &				01/26/2015	F	1 (121496)							
LAMPARELLI JOHN N TR				07/09/2014	QS	453,500 (120648)							
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

LAND

TOTAL	3,200 SF	ZONING	FRNT	37	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	429,100	390,100
Inf1	FACTOR 100		BUILDING	316,100	294,800		
Inf2	PHY 100		DETACHED	1,900	1,800		
			OTHER	0	0		
					TOTAL	747,100	686,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	13 X 10		130	16.32
							1,900



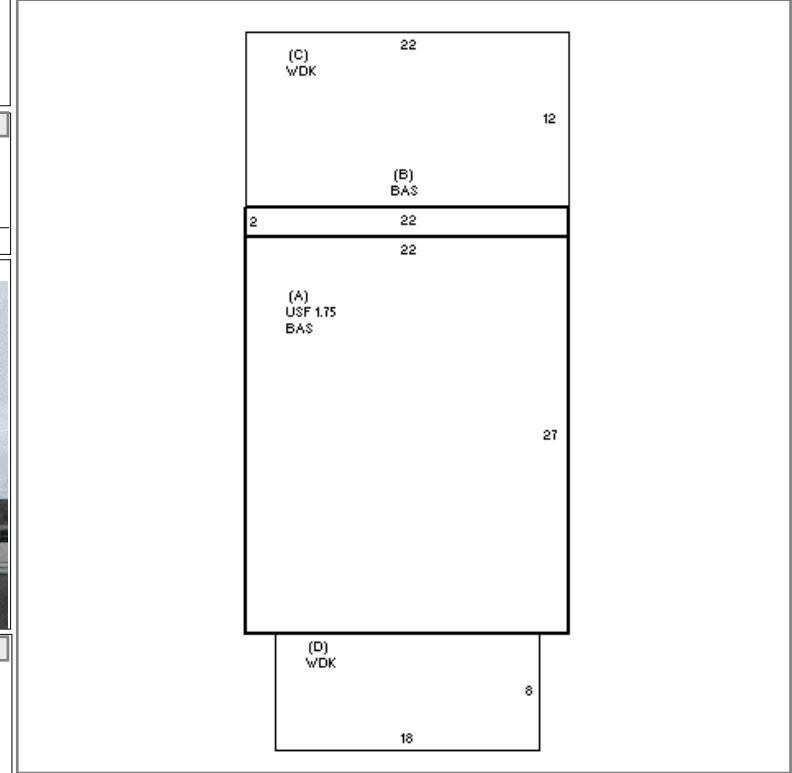
BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/25/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,678	DETAIL ADJ	0.969	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$224	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2.75	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6	ADJ	1.00	FLOOR COVER	14	COMB	1.00
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	8		\$6,822				
# UNITS	1		1.00				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-454	07/17/2018	3	ALTERATIONS	3,000	06/25/2019	JD	100	100
16-769	12/13/2016	3	ALTERATIONS	40,000	08/24/2017	SJ	100	100
14-330	06/17/2014	3	ALTERATIONS	600	08/26/2015	SJ	100	100
		6	CYCL GROWTH				100	100



YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	376.357
NET AREA	1,678	DETAIL ADJ	0.969	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	638	1950	222.44	141,920	CONDITION ELEM	CD
\$NLA(RCN)	\$224	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,040	1950	202.29	210,382	EXTERIOR	V
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	408		42.24	17,234	INTERIOR	G
STORIES	2.75	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	G
ROOMS	6	ADJ	1.00	FLOOR COVER	14	COMB	1.00									BATHS	G
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00									HEAT	G
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02									ELECT	U
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	8		\$6,822													EFF.YR/AGE	2006 / 16
# UNITS	1		1.00													COND	16 16%
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$316,100